

STATE OF LOUISIANA
COUNTY OF OUCHITA
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT OF SONTERRA PARK III WHICH IS RECORDED IN VOLUME 9557, PAGE 201, PLAT AND DEED RECORDS BEXAR COUNTY, TEXAS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER LOT 10: PRAIRIE LODGING, LP, A TEXAS LIMITED PARTNERSHIP.
BY: DENEY F. WEAVER, JR., MANAGING MEMBER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE
DAY OF _____, A.D. 2004

NOTARY PUBLIC— COMMISSION EXPIRES
IN AND FOR THE STATE OF LOUISIANA

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT OF SONTERRA PARK III WHICH IS RECORDED IN VOLUME 9557, PAGE 201, PLAT AND DEED RECORDS BEXAR COUNTY, TEXAS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: ORION SONTERRA PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ORION PARTNERS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER
BY: CHARLES MIDKIFF, CHAIRMAN AND CEO.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE
DAY OF _____, A.D. 2004

NOTARY PUBLIC— COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS

IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

TxDOT NOTES:
1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) OWNER / DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FORM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 300'.
4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

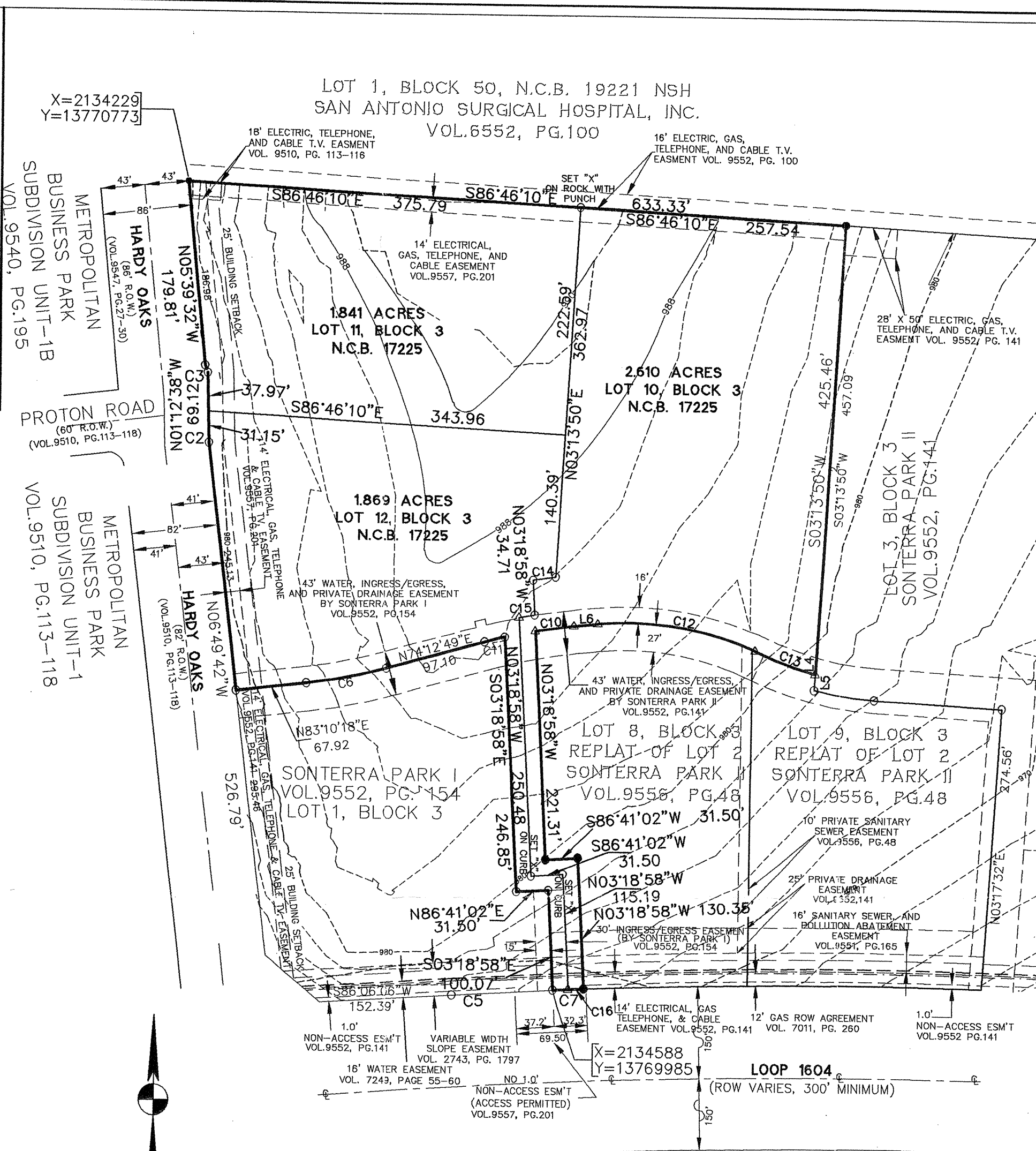
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

LARRY HEIMER, P.E.
TEXAS REGISTRATION NUMBER 50810

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY: THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
JAMES W. RUSSELL
TEXAS REGISTRATION NO. 4230 R.P.L.S.

SAWS NOTE
1) THE SAN ANTONIO WATER SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR WATER DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND METER READING, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT LAND AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.



E.R.Z.D. NOTE:
1) THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISION THEREOF.
2) NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

UTILITY NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES.

STATE OF LOUISIANA
COUNTY OF OUCHITA
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS AS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER LOT 10: PRAIRIE LODGING, LP, A TEXAS LIMITED PARTNERSHIP.
BY: DENEY F. WEAVER, JR., MANAGING MEMBER

STATE OF LOUISIANA
COUNTY OF OUCHITA
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ OF PRAIRIE LODGING
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

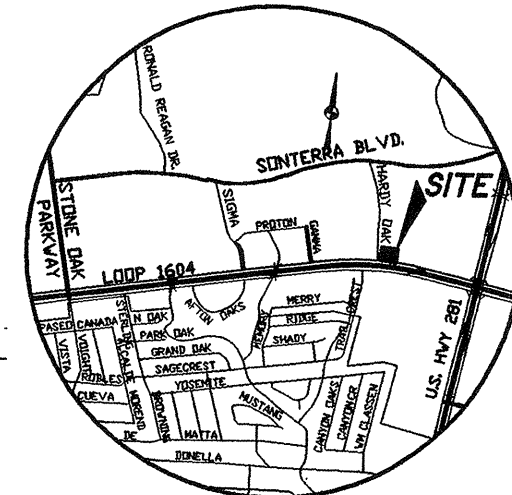
NOTARY PUBLIC OUCHITA COUNTY, LOUISIANA

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS AS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER LOT 11-12: ORION SONTERRA PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ORION PARTNERS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER
BY: CHARLES MIDKIFF, CHAIRMAN AND CEO.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ OF ORION SONTERRA PARTNERS, A TEXAS CORPORATION, GENERAL PARTNER TO ORION SONTERRA PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC BEXAR COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS

GENERAL NOTES
1. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
2. NO STATE RIGHT-OF-WAY WILL BE USED FOR THE PURPOSES OF STORM WATER RUNOFF TREATMENT.
3. PRIVATE DRAINAGE EASEMENT WILL BE MAINTAINED BY THE OWNER OF THE LOTS CONTAINING THE EASEMENTS.
4. OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS PER UDC 38-506(R).
5. STREETSCAPE TREE PLANTING WILL BE COMPLETED DURING BUILDING STAGE.
6. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
7. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
8. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 48023C0278 E DATED: FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
9. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C2	53°07'48"	5.00'	4.64'	N19°44'12"E	4.47'
C3	29°56'01"	15.00'	7.84'	N20°37'07"W	7.75'
C5	0°58'26"	5758.58'	97.88'	S86°35'19"W	97.88'
C6	8°57'29"	500.00'	78.17'	N78°41'34"E	78.09'
C7	0°17'55"	5758.58'	30.00'	N87°13'29"E	30.00'
C8	61°14'35"	15.00'	16.03'	S66°12'25"E	15.28'
C9	36°49'27"	5.00'	3.21'	S64°42'50"W	3.16'
C10	4°22'58"	500.00'	38.25'	N82°09'54"E	38.24'
C11	2°17'02"	500.00'	19.93'	S75°21'20"W	19.93'
C12	29°53'10"	300.00'	156.48'	N80°42'03"W	154.71'
C13	11°52'19"	300.00'	62.16'	S69°26'49"E	62.05'
C14	02°20'09"	550.50'	22.44'	N81°45'34"E	22.44'
C15	01°40'46"	516.00'	15.12'	S87°17'58"W	15.00'
C16	00°08'57"	5758.58'	15.00'	S69°26'49"E	62.05'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S03°13'50"W	16.34'
L5	S03°13'50"W	15.29'
L6	S84°21'22"W	23.41'

REPLAT OF SONTERRA PARK III

BEING LOT 10 (CONSISTING OF 2.610 ACRES), LOT 11 (CONSISTING OF 1.841 ACRES), AND LOT 12 (CONSISTING OF 1.869 ACRES) BLOCK 3, N.C.B. 17225, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REPLAT OF
SONTERRA PARK III
THIS PLAT OF _____ HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____,
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____,
A.D. _____ ON PAGE _____ OF SAID BEXAR COUNTY, IN VOLUME _____ OF THE DEED AND PLAT RECORDS OF
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY
OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

Bury+Partners

Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529
©Copyright 2004 Bury+Partners, Inc. SHEET 1 OF 1



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 09-05-109
Assigned by city staff

Date: April 28, 2004

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Orion Sonterra Partners, Ltd. Phone: 210/525-8500 Fax:

210/525-0816

Address: 1901 NW Military Hwy, #200, San Antonio, Tx Zip code: 78213

Engineer/Surveyor: Mr. Larry Heimer Phone: 210/525-9090 Fax: 210/525-0529

Bury + Partners-SA, Inc.
Address: 10000 San Pedro, #100 San Antonio, Texas Zip code: 78216

1. Name of Project: Replat of Sonterra Park III
2. Site location or address of Project: Northwest corner of Hardy Oaks and Loop 1604

3. Council District 9 ETJ Over Edward's Aquifer Recharge? (x) yes () no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Restaurant, office, and retail use and other uses consistent with the C-3 ERZD zoning,
classification; construction of commercial buildings for commercial uses consistent
with the C-3 ERZD classification for the property

5. What is the date the applicant claims rights vested for this Project? May 6, 1985

6. What, if any, construction or related actions have taken place on the property since that date?
Plans and drawings for a portion of the property have been prepared, and significant
marketing efforts have been undertaken.

1/29/04

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• PERMIT

Type of Permit: Development Rights Permit Date of Application: N/A

Permit Number: 229 Date issued: May 6, 1985

Expiration Date: Sept. 1, 2007 Acreage: 153.6 Acres

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Metropolitan Business Park # 173

Date accepted: May 6, 1985 Expiration Date: 09/01/07 MDP Size: 153.6 acres

• P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

• Plat Application

Plat Name: Replat of Sonterra Park III Plat # 040221 Acreage: 6.320 acres

Date submitted: 03/01/04 Expiration Date: 09/01/05

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

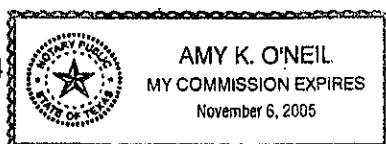
I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: By: Orion Partners, Inc., its general partner
By: Charles Mickiff, CR Signature: _____

Date: _____

of April in the year 2004, to certify which witness my hand and seal of office.

1/29/04





City of San Antonio

DEV. SERVICES

Vested Rights Permit APPLICATION

Permit File: #VRP 04-05-109

Received: May 3, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

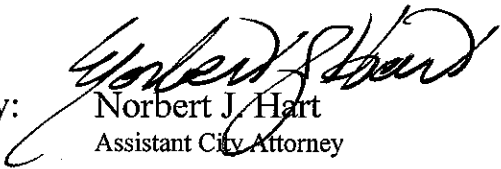
CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

☒ Approval ☐ Disapproval ☐ Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: June 1, 2004

Comments: Recommend that the application be approved effective May 6, 1985.

If I can be of any further assistance, please contact me at 207-8989.